



MEDICAL/PROFESSIONAL OFFICES FOR LEASE  
**MEDFORD MEDICAL CENTER**

**103 OLD MARLTON PIKE, MEDFORD, NJ 08055**

**856.797.1919**

**www.VantageRES.com**

1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

**Emily Stein**

Director of Healthcare Services

856.797.1919 x110  
609.457.9816

Emily.Stein@VantageRES.com

**Ken Richardson**

Executive Director

856.797.1919 x108  
609.346.0512

Ken.Richardson@VantageRES.com

# OFFERING SUMMARY



## SF AVAILABLE

+/- 1,143 - 4,127 RSF

- Executive Suites (See last page)



## LEASE RATE

Call for details



## SIGNAGE

Monument, suite,  
and directory signage



## PARKING

297 spaces



MULTIPLE SUITES AVAILABLE

# AREA HIGHLIGHTS

- ✓ Beautifully renovated medical/professional building with multiple office spaces for lease. Prominent visibility and signage on Old Marlton Pike in the heart of Medford
- ✓ Numerous suites are fit-out for medical use, while other spaces could be available for professional/office users
- ✓ Easily accessible from Route 70, Route 73, and Tuckerton Road. Within close proximity to Freedom Park, Braddock's Tavern, Pop Shop Medford, and CVS Pharmacy among numerous other retail centers, restaurants and professional complexes



PARKING LOT

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	4,242	26,650	82,762
2026 POPULATION PROJECTION	4,359	26,977	82,986
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	1,755	10,399	31,589
2026 HOUSEHOLD PROJECTION	1,807	10,542	31,686
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$128,701	\$135,858	\$138,457
MEDIAN HOUSEHOLD INCOME	\$98,367	\$107,893	\$111,623
TRAFFIC COUNT	4,821 VPD		

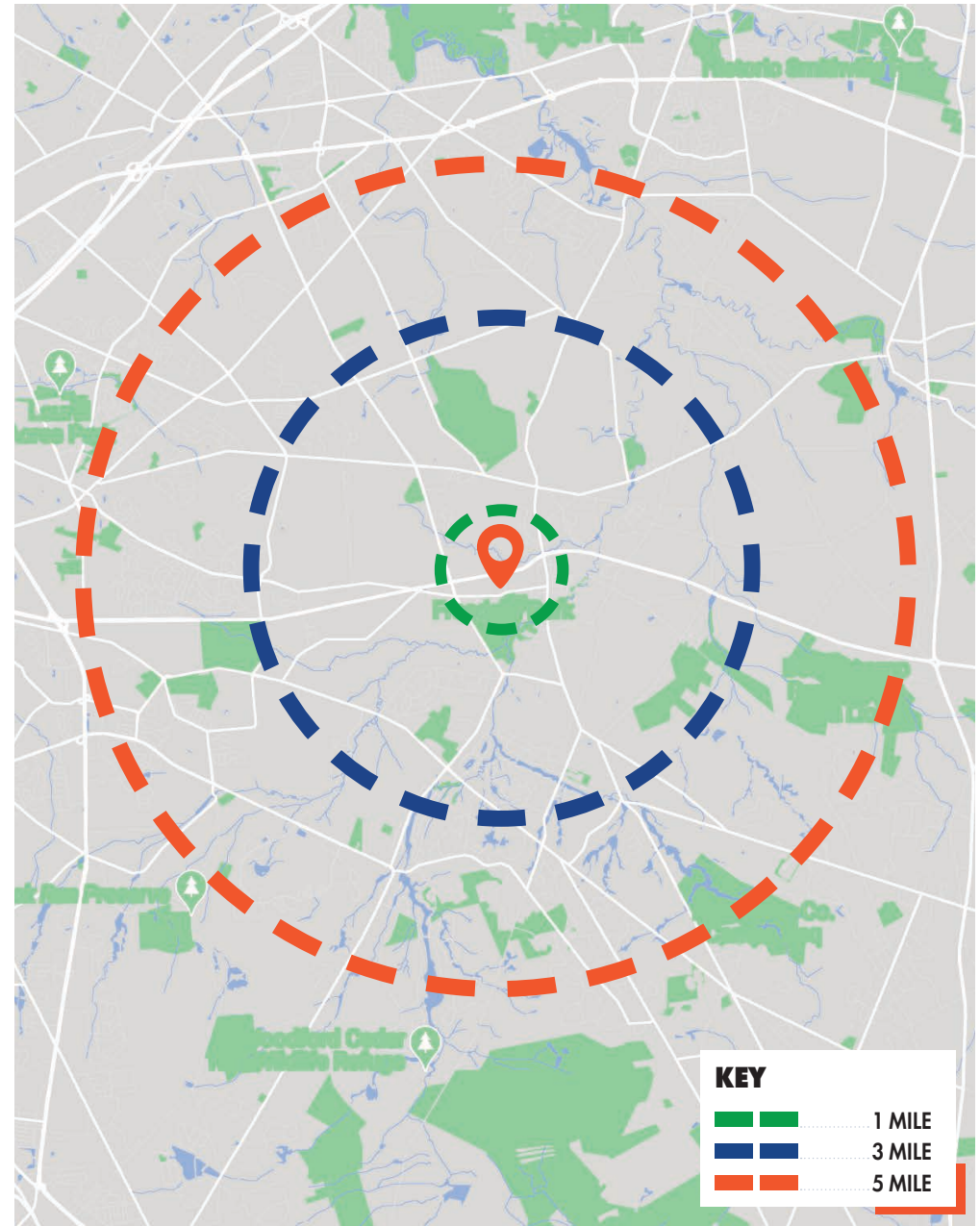
# KEY DISTANCES

**ROUTE 70**  
0.4 MILES

**I-295**  
8 MILES

**NJ TURNPIKE**  
11 MILES

**BENJAMIN FRANKLIN BRIDGE**  
18 MILES



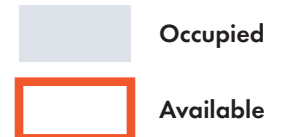
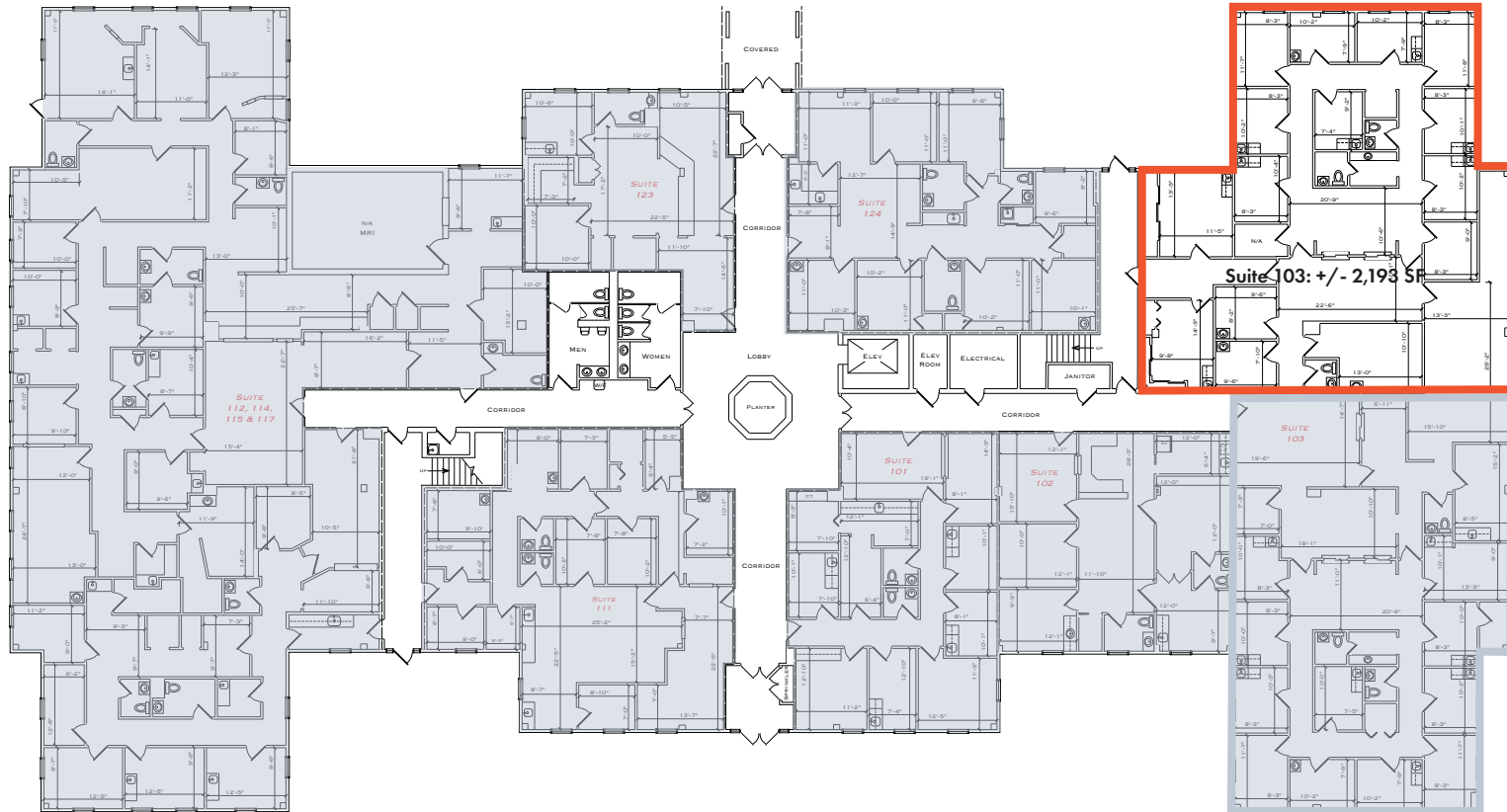
**103 OLD MARLTON PIKE, MEDFORD, NJ 08055**

[www.VantageRES.com](http://www.VantageRES.com)

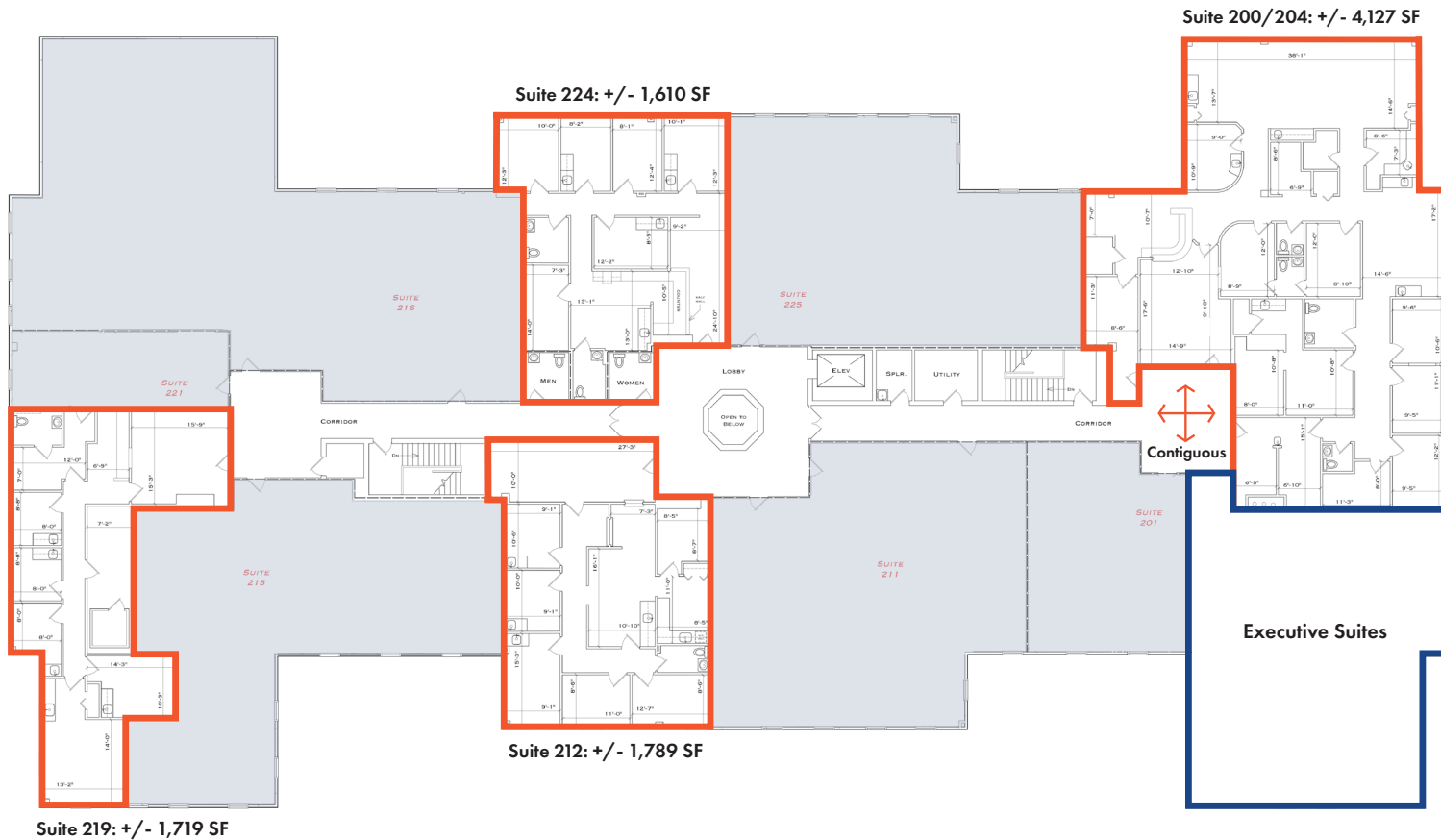
The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.



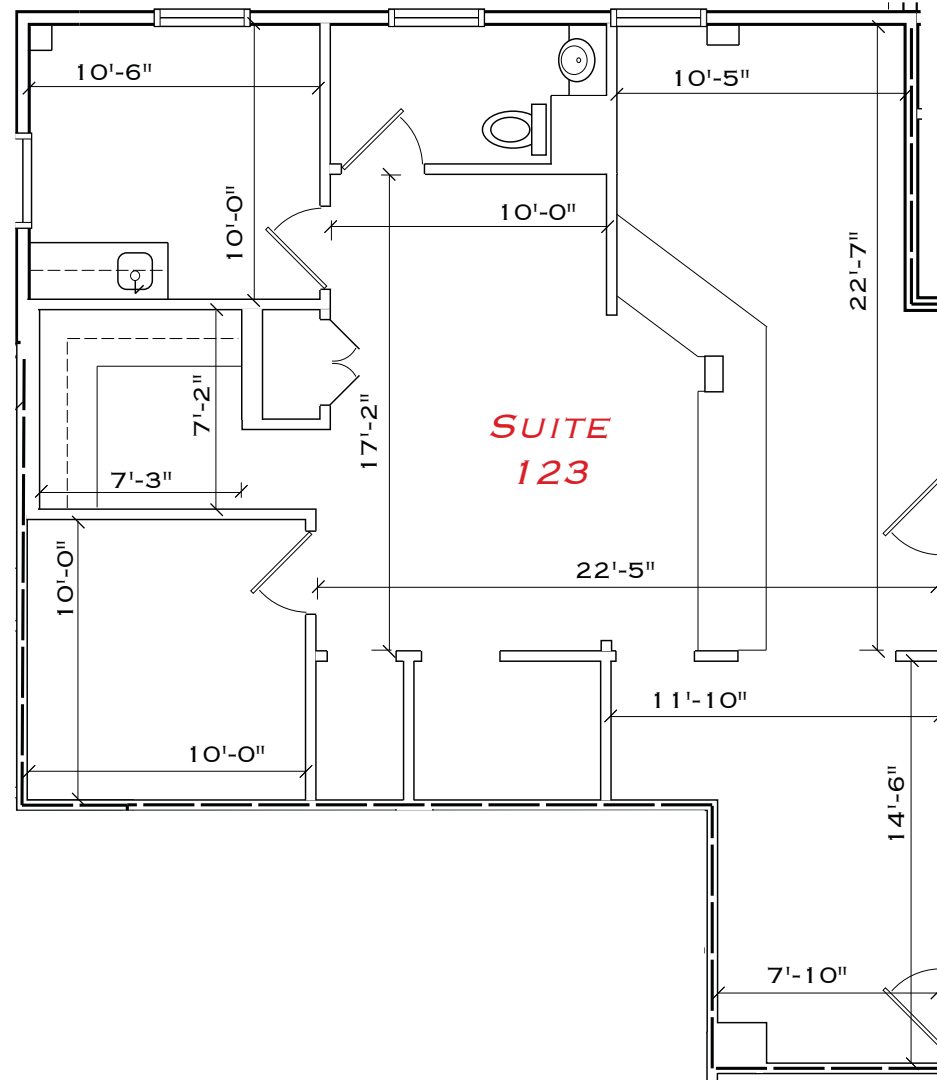
# FIRST FLOOR



# SECOND FLOOR



# FLOORPLAN



# EXECUTIVE SUITES



## HIGHLIGHTS

- Newly renovated & fully furnished
- Common kitchenette and conference room
- All utilities, including data, are included
- Elevator access

\* Suites ranging from  
**\$500 - \$700**  
depending on size

